Inventory No.

HO-810

1. Name of P	roperty	(indicate prefer	rred name)			
historic	Hopkins-Ro	berts-Hood House				
other						
2. Location						
street and number	6650 Highl	and Avenue			no	ot for publication
city, town	Elkridge				<u>X</u> v	icinity
county	Howard					
3. Owner of	Property	(give names and m	ailing addresses	of all own	ers)	
name	Pritchett Fa	mily Homes LLC				
street and number	PO box 434	2	0		telephone	410-796-6505
city, town	Hanover		state	MD	zip code	21076-0434
Contributing I Contributing I Determined I Recorded by	Resource in Nati Resource in Local Eligible for the Nati neligible for the N	onal Register District al Historic District ational Register/Marylan National Register/Marylan	d Register		liber 9655	folio 558
6. Classificat						
Category district _X building(s) structure site object	Ownership public private both	Current Function agriculture commerce/trade defense domestic education funerary government health care industry	landscape recreation/o religion social transportati work in pro unknown X vacant/not other:	on		Noncontributing 1 buildings 0 sites 0 structures 0 objects 1 Total Intributing Resource ted in the Inventory

7. Description

Inventory No. HO-810

Condition

_	excellent	deteriorated
X	good	ruins
	fair	altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Hopkins-Roberts-Hood House stands at 6650 Highland Avenue, at the northwest corner of the intersection with Beechfield Avenue, in Harwood Park in eastern Howard County, Maryland.

House-Exterior

The house is a two-story, two-bay by eight-bay frame structure with a brick foundation, wood shingles over German siding, a gable roof with asphalt shingles and east-west ridge, and a cross-gable on the south. The east elevation has an enclosed porch on the first story that wraps around. The porch is three bays, each bay having a pair of one-over-one double-hung sash with head-cut trim. The shingles are stained brown with traces of a green stain beneath. The porch is set on brick piers with lattice between them, and some of the ends of the tongue and groove porch deck are exposed. The soffit outside of the enclosed porch is beaded boards. The second story has two one-over-one sash with typical trim. There are open eaves with exposed rafters, and there is a gabled dormer on hip with no opening in the dormer.

On the south elevation, the porch projects southward and is two bays wide. The west bay of the porch has three one-over-one sash, while the east bay has a door and transom set between one-over-one sash. The door has one light over one panel. The west bay of the porch covers two bays of the house, with a second story having two one-over-one sash. The three center bays of the house project to the south, but not as far as the porch does. There is a cellar entrance in the center with a three-light sash to each side of it in the foundation. Both the first and second stories have three one-over-one sash with typical trim. The gable projects and has a kick at the eave, with staggered butt shingles and paired two-light sash. The three west bays have a porch on the first story that is set on brick piers. The porch has three turned posts, the two to the east flanking the door and being larger and of a different profile than the west post. The center bay has a new door in an original opening, with a six-over-one sash to the west and a six-over-six sash to the east. The transom over the door is boarded up. The porch has a tongue and groove deck and bead-board soffit. The shingles are stained green under white paint and were only stained on the face after installation. They are laid over top of German siding and are wire nailed, while the German siding is nailed with face nails. The second story has two six-over-one sash with typical trim, with no opening in the center bay. There is a one-bay by two-bay shed roof wing on the west end with an open porch on the south over a brick well. The west bay has a CMU foundation and must have been a one-bay room like a summer kitchen on the west. The south elevation has a new cross-buck door, and this end has shingles over German siding as well.

On the west elevation, the foundation is concrete with a beaded-edge-and-center vertical-board door in the north bay. The first story has one-over-one sash and shingles in the north bay and plywood on the south bay. The second story has no openings on the main block. The north elevation is six bays. The eastern porch has three one-over-one sash. The first story has, from east to west, a one-over-one sash, no opening, two one-over-one sash, no opening, and another one-over-one sash. The second story has no opening in the two eastern bays, then a one-over-one sash, no openings in the next two bays, and a one-over-one sash in the west bay. There is a brick chimney on the ridge over the east-east-center bay. The ell ridge on the center three bays of the south elevation is higher than the main block ridge. The west bay foundation on the north elevation is concrete. The north elevation of the west shed has a three-light casement on the first story.

House-Interior

The cellar is located under the passage and the west-center rooms only. It has whitewashed brick walls and a concrete floor. The joists are circular sawn 2 by 8s with bridging fastened with wire nails, and they run east-west. The joists are spaces 17-1/2 to 18 inches on centers. The space beneath the west room, or kitchen, has been excavated and a door cut through to it. On the south wall of the west-center cellar is a flush door in an original opening that leads to the outside.

The first story has an enclosed porch at the east end, one room and enclosed porch in the east-center, a stair passage in the center, and two rooms and an addition to the west. The east room has 2-1/2-inch-wide tongue and groove flooring that is painted and runs east-west. There are wood shingles on the wall and beaded-edge-and-center board ceiling that has paint covering earlier varnish.

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Name Hopkins-Roberts-Hood House

Continuation Sheet

Number 7 Page 1

The north, east, and south walls have a deep sill with an ogee and cavetto below it around the walls below the banks of windows. The sash are hung on cords. The west wall has two window openings on the north, but the sash are gone, and the openings covered with drywall on the west side. The windowsills are set 10 inches above the floor. To the south of these windows is a doorway with head-cut trim, but the door is gone. South of the door is a window opening that is missing its sash, and has been covered with drywall on the west side.

The southeast-center room has the same flooring as the east room, with the boards continuing through these two rooms, but they are unpainted. There is plain baseboard, head-cut trim and drywall. The ceiling has beaded-edge-and-center boards that are varnished. The sash are hung on cords and have parting beads. All the trim has been grained. On the west elevation is a doorway that is missing its door. The transom bar has a stylized bead and reel moulding above dentils, and the transom has been removed. The north wall has been opened up, with a pair of wood Doric columns on pedestals and boxed engaged posts to either side of the columns. The columns are grained, while the posts and lintel are of varnished pine.

The northeast-center room has the same flooring as the southeast-center room and has plain natural pine baseboard. There is drywall on the wall and ceiling. The window architrave has a torus in the center with a cavetto to each side and a bead on the inner edge. It also has bull's-eye corner blocks. On the west elevation is a marble slate mantel that is painted black with red and white veining. There is also a marbleized slate cover, and no hearth. The pilasters have an incised decoration in gold, with yellow Sienna marbleizing inside of the incising. There is a plain frieze with geometric incising having a diamond in the center that is flanked by the same decoration that is found on the pilasters. The northeast-center room mantel was dismantled prior to demolition of the building. The pieces of the mantel have the number "203" engraved on the reverse sides. Wire hooks were set in mortar joints and bent over and set into holes in the tops of some of these pieces, in order to hold them in place. Behind the mantel is a splayed brick jack arch that is slightly arched on the bottom and has an iron lintel under it. There is no bottom to the firebox, and it appears that the bottom was removed since there is a strip of patching or mortar below the floor level. The flooring is laid over an earlier floor and brick hearth, and there are small wood nailing blocks in the mortar with parging on the brick that is flush with the nailing blocks. There are no nail holes in the face of the nailing blocks. There is a narrow chimney above the firebox providing no real throat to the fireplace. The south wall of this room, where the columns are, appears to be circa 1950s work with reused material. There is old sheetrock beneath new sheetrock and old shingles that are used as shims. The shingles were stained green on both sides before being installed, and were then painted white, before being used as shims. The lintel was never grained and was varnished after the columns were put in.

The passage has 2-1/2-inch-wide pine flooring that runs east-west and is not connected to the southeast-center room floor. The east and north walls have plain baseboard while the south wall has a bead on the top edge. The stairs have a torus below a cavetto, below a fillet. There are two winders at the bottom of the stairs, and then a straight run ascends to the north. There is a paneled closed stringer with one sunken, flat panel that has panel moulds that match the stair baseboard. There are beaded edge vertical boards below the stringer. There is a large turned newel post with an urn on the top, turned balusters, and a moulded handrail. The window architrave matches that of the northeast-center room windows. The door architrave is also the same, but has been partially removed and has wire nails. It was nailed over raw plaster, so this must be an original construction. The plaster is laid over sawn lath with wire nails. There is a door to the cellar stairs beneath the stairway, and it has four panels with sunken fields and ovolo panel moulds. There is also a doorway on the west elevation, set to the north, with typical architrave, but the door is missing. The passage had a doorway to the northeast-center room, set south of the fireplace. It was closed off with sheetrock that is labeled "Sheetrock the Fireproof Wallboard United States Gypsum Company, Chicago." The lath nails are cut nails, and the trim must have all been removed and re-nailed with wire nails when the drywall was installed. There was not a door on the east wall, north of the fireplace, as there is plaster on lath here.

The west-center room has 2-1/2-inch pine flooring that runs east-west, and the boards are not contiguous with the passage. The baseboard has a torus, cavetto, and fillet on the east and south walls, and is plain on the north and west walls; the mouldings here

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Hopkins-Roberts-Hood House

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may have been removed. The architrave has a torus with cavettos, and the sash are all new. The west room is a modern kitchen with a linoleum floor. There is a chimney on the east wall with a built-in cupboard to the south that has two vertical board doors at the bottom. The boards are tongue and grooved, with a bead on the edge. This cupboard has two doors at the top, one of which survives in place and the other is stored in the house. The doors have four lights, and the muntins align with the shelves. There are cast-iron foliate butt hinges with finials, while the bottom door hinges have small butts with pins. There is drywall on the walls, and the north sash are hung on sash cords. There is a doorway cut into the west wall that leads to the addition and it has no architrave and no door. The west addition has linoleum on the floor, luan paneling, and the north window has plain mitered trim. The west window has architrave with a pulvinated field and a raised bead on each side, and has bull's-eye corner blocks.

The second story has a similar plan as the first story, but with no rooms above the enclosed porches, and a small chamber at the south end of the stair passage. There is also a cross passage on the north, to the west of the stair passage, with chambers in the west-center and west ends. The flooring throughout the second story is the same as the first story, and runs east-west. There is plain baseboard and architrave that matches the first story. The passage has railing and newel posts that match the first story, but the newel at the top of the stairs is set on the diagonal so that both railings meet a different face of just one newel.

The south passage chamber has a four-panel door with sunken fields and ovolo panel moulds. The rim lock is missing, and there are stamped-plate butt hinges with pins. This room is a bathroom with new fixtures, except for the tub, which probably dates to circa 1920s. The room has typical architrave, and a hatch in the ceiling that leads to the attic. The east chamber door is off its hinges, but has five lying panels. There is a chimney on the west wall, with a closet to the south of it. The closet door is also gone, but the architrave is typical. The west-center chamber has a typical four-panel door on butt hinges with ball finials. A new closet has been added on the east wall, to the north. The west chamber door is also missing, the room has new drywall, and the chimney has been removed from the east wall and a new closet built in here. The attic has 3-inch by 3-inch circular sawn rafters with a ridgepole that is about 1 inch by 4 inches. The rafters have collars nailed to their sides, and support shingle lath.

Workshop

About 8 feet west of the house is a workshop. It is a one-story, one-bay by one-bay frame structure with a concrete foundation, wood shingles over vertical boards, with wire nails, and a gable roof with asphalt shingles and a north-south ridge. The rafter ends are exposed. The south elevation has a vertical-board door on butterfly hinges and a rusted cast iron rim lock with a porcelain knob. The east elevation has a six-light sash; the north elevation has no opening; and the west elevation has a six-light sash with boards nailed over it. The interior has wide board flooring that runs north-south, and beaded-edge-and-center vertical-board walls. There is Masonite with battens fastened to the bottoms of the rafters, and there is a wood workbench on the north end.

o. Olgiiii	cance		
Period — 1600-1699 — 1700-1799 X 1800-1899 X 1900-1999 — 2000-	Areas of Significance agriculture archeology X architecture art commerce communications community planning conservation	education engineering entertainment/ recreation ethnic heritage exploration/	health/medicine performing arts industry philospohy invention politics/government landscape architecture religion law science literature social history maritime industry transportation military other:
Specific dat			Architect/Builder n/a
Evaluation fo	or:		
N	ational Register	Maryland Re	egister X not evaluated

Inventory No.

HO-810

8 Significance

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

Charles Wood, William Harmon, and Clifford Harmon, partners of Wood, Harmon & Co. of Baltimore and associated with the Boston Land Improvement Co., acquired the land that would become Harwood Park in 1893 and laid out a traditional grid-plan suburb that was originally called Har-wood after their last names. Over 1000 lots were created on the 125-acre parcel that was strategically located along the Baltimore and Ohio Railroad southwest of Baltimore City. Good transportation was vital for the success of any suburb, which the railroad provided, and a station was planned within the development. Whether it was ever built is unknown, and anyway, railroads were expensive for everyday commuting and limited the number of families who could move out to the suburbs. Harwood Park's establishment came at the same time that Catonsville was beginning to shift from a predominately summer resort to a year-round one, and was located on a horse-car line that was being electrified in the 1890s. Similarly, Roland Park, Pikesville, and Towson began to be suburbanized at this time, and were also on a street car line. Harwood had the benefit of also being bounded by Route 1, though whether there was a trolley here is not known.

Like most suburbs, Har-wood contained deed restrictions in order to control development, though the earliest restrictions were only in effect until 1 January 1900. Presumably, the developers were counting on the development to be well-established by that time, so that building that they deemed to be negative would have little impact on their ability to market any remaining lots. In this they miscalculated, though whether it hampered their sales efforts is not clear. The restrictions precluded any owner from building "any tavern, drinking saloon, tannery, slaughter house, skin dressing establishment, glue, soap, candle or starch manufactory, or other building for offensive purpose or occupation: nor shall any building thereon erected be converted . . . " for such a use. The quality of the development was also established by these restrictions, since "no part of any building shall be erected nearer to the avenue or street front than fifteen feet and that no barn, stable, coop or other outbuilding shall likewise be erected nearer to the avenue or street front than seventy feet that no dwelling house costing less than eight hundred dollars (\$800.00) shall be built upon said premises before the first day of January A.D. Nineteen hundred." (1)

Fannie G. Pollard and John T. Hopkins were married in June 1891, and the following year discussed "the plan of buying a house in the country." It was another year later that Fannie gave her husband \$50 of her own money as a cash deposit on eight lots in Har-wood. The lots were unimproved and were to cost \$600, but "\$250.00 was deducted from the purchase money by the vendor, because your oratrix [Fannie Hopkins] was the first purchaser and the first one to build on the lots, making the said eight unimproved lots cost \$350.00." Fannie withdrew over \$1,000.00 that she had in a bank account when she was married to pay the remaining amount on the lots, and part of the cost of a new house on three of the lots, #555, 556, and 557. A mortgage of \$520 was taken out to cover the remaining cost of the house. In March 1894 the tax assessor noted a new house on the property, which he valued at \$938. Fannie reported that John was a lawyer, and handled all of the business of their family. Several payments were made on the mortgage, but when foreclosure was threatened, Fannie paid it off with \$470 she had received from her mother's estate after her death in 1895. In 1898 another mortgage was made on the property, for \$250, to cover back taxes and

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Name Hopkins-Roberts-Hood House

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money owed by John. By July 1901 the Hopkins were living in Baltimore City and had a tenant in their Har-wood house. Shortly afterward, John left town, leaving Fannie to care for their four children. In late 1901 Fannie sued to have the Har-wood house sold. It was no longer being rented, and Fannie had taken a job, but had to quit because the woman looking after her children had married and left her. John Hopkins was in Chicago at this time, and tax records indicate that he was living in New York at some time. (2)

The court determined that John owed Fannie \$1590.96 and placed a lien on the Har-wood property for that amount. The property was advertised for sale, "with improvements, consisting of six-room, two story frame dwelling, with hall and store room, front and back porches, with an outbuilding which could be used as a stable or hen house. A lot of young fruit trees on the premises. Fine drinking water on the land. A splendid home." The house sold for \$800, and after costs of \$44 Fannie received \$756. The property was bought by Michael O'Brien, who must have been an agent for Fannie, since he sold the property to her on the same day in 1904. Fannie perhaps realized she wouldn't get all of her money out of the property and decided it was better to put the money back into the property, which she could then rent to a tenant. She bought it in trust for her children, but whether she moved back or rented it is not known. In 1910 she sold the house to Andrew and Mollie Roberts. (3)

Andrew Roberts was born in 1865 and was hired by the Baltimore and Ohio Railroad as a brakeman in 1891. The following year he became a conductor, but in 1907 had returned to brakeman on the Baltimore Division. In 1924 he was transferred to Locust Point to be a yard helper, a change that was probably driven by his age. Roberts retired from the railroad with a pension in 1930 and died the following year. In 1910 he had two nephews living with him, John Quinn and George W. Hood. George was 20 years old and was also a brakeman. The Roberts bought additional vacant lots around the house in 1915 and 1927, and were presumably living here. By 1916 they had added a stable, presumably for the Ford automobile they acquired the following year. Conventional wisdom claims that "the automobile was adopted by increasing numbers of upper-middle to upper-income households," yet Roberts was hardly in this class. Nor did he need a car for work, since he lived right on the railroad line. In his case, the lack of children and presence of boarders in his house probably provided him with more spare cash than most blue-collar workers. By 1920 Samuel and Susan Hood, Andrew's brother- and sister-in-law, were living with them, and George was still there, too. John had moved away. By 1930 Samuel had apparently died and Susan, now 73, and George, 48 and still single, were still living with the Roberts. There was another Hood in the house, 10-year-old Dorothy, but it is not clear from the record whose daughter she was. The Roberts also had a border, 40-year-old widower Samuel Nally, a tailor. (4)

The Harwood development was foreclosed upon in 1933, and many of the lots were still not built upon. This included the Harwood station lot that was supposed to be a stop on the B&O. The development took much longer to complete than the owners ever anticipated, even with the coming of the automobile, which the Roberts family took advantage of. After Andrew Roberts died in 1931, Mollie married her nephew, George Hood, and the house remained in their family. In 1946 they acquired four more empty lots near their house. After George's death Mollie sold the house to Paul and Leona Hood, of unknown relation, and they retained it until 2005. The first house in Harwood Park was demolished in May 2006 for redevelopment. (5)

The house the Hopkins built was not a local building type, but one of the national types emerging in the developing suburbs. It has been termed a "homestead ell" by one scholar, but the name has not been generally accepted and the type has not been given any other particular identifying label. These houses tend to have an ell or "T" plan on the front, with the front door set back in the reentrant angle of the ell. The front room that projects forward and faces the street is usually the parlor, and is typically surrounded on two or three sides by a one-story porch. This section has a gable end facing the street, with a cross gable over the ell. In the case of the Hopkins' house, there were three rooms in a straight line on both the first and second stories. The advertisement indicates that the small room at the end of the stair hall on the second story was a store room, not a bathroom. Since the house was on a well, it may have had an outhouse rather than an inside bathroom. The side portion of the porch was enclosed first and the side of the porch opened up with some reused columns. The original doorway to this parlor room was

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Name	Hopkins-Roberts-Hood	House
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closed off. The front door was then shifted to the front of this porch enclosure, with a window placed next to it. The existing mantel was probably installed at this time, and the fireplace converted to a furnace chimney for central heating. This mantel is generally found in houses earlier than 1893, and must also be reused material, since the original fireplace opening does not correspond to the mantel configuration. The construction work appears to date to the 1950s. At a later date the rest of the porch was enclosed with windows.

Notes:

- (1). Howard County Land Records, JHO 61-139.
- (2). Howard County Circuit Court, Equity 1439, Fannie G. Hopkins v. John T. Hopkins. Howard County Commissioners of the Tax, District 1, 1876-1896, Maryland State Archives.
- (3). Equity 1439.
- (4). Baltimore and Ohio Railroad Employment Records, Baltimore and Ohio Railroad Museum Archives. David L. Ames and Linda Flint McClelland, Historic Residential Suburbs (Washington, D. C.: National Park Service, National Register Bulletin, 2002), p. 20. U. S. Bureau of the Census, 1910, 1920, 1930.
- (5). Ellicott City, Maryland, Times, 2 March 1933, p. 4, col. 1.

9. Major Bibliographical References

Inventory No. HO-810

See continuation sheet.

10. Geograp	phical	Data
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Acreage of surveyed property 24,000 sq ft

Acreage of historical setting

24,000 sq ft

Quadrangle name

Relay

Quadrangle scale __1:24000

Verbal boundary description and justification

The boundary is the property lines.

11. Form Prepared By

name/title	Ken Short		
organization	Howard County Dept. of Planning & Zoning	dat	8/16/2006
street and number	3430 Courthouse Drive	telephone	410-313-4335
city or town	Ellicott City	state MD	zip code 21043

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust

DHCD/DHCP

100 Community Place Crownsville MD 21032

410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Continu	ation She	eet	
Number	9	Page	1

See footnotes

Hopkins-Roberts-Hood House (HO-810) 6650 Highland Avenue CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER- ATION	ACREAGE	NOTES
Paul Donald Hood/?	Harwood Park Homes, Inc./?	11.18.2005	MDR 9655-558	Deed – fee simple	\$480,000	?	Lots 550,551,552,553,554,555,55 6,557,677,678,679,680,681, 682 of "Harwood" Plat JHO 60-115 MH d. 12.16.59 LH d 6.22.05
Mary Hood, Widow	Paul Donald Hood & wf Leona	8.15.1959	RHM 339-91	Deed – fee simple	\$5.00	?	Same lots Life estate to grantor Deeds (A) and (B)
Jenevie Roth & hus. Louis/Baltimore City	George M. & Mary Hood (H/W)/Howard	4.20.1946	BM, Jr. 189-575	Deed - fee simple	\$5.00	?	Lots 679, 680, 681 and 681 (B)
Ernest S. Romoser, Trustee/Baltimore County	Mollie Hood & hus. George W./Howard	10.22.1938	BM, Jr. 161-544	Deed – fee simple	\$5.00	?	Lots 550, 551, 552, 553, 554, 555, 556, 557, 677, 678, 760 (A)
Mollie Hood (formerly Molly Roberts) & hus. George W./Howard	Ernst S. Romoser, Baltimore County	10.22.1938	BM, Jr. 161-541	Deed – fee simple	\$5.00	?	1.Lots 550, 551, 551, 553, 554 2.Lots 555, 556, 557 3.Lots 677, 678 4.Lots 558, 559, 760 (A)
Robert Mavin Cooksey & wf	Andrew J. & Mollie Roberts	4.21.1915	WWLC 99-161	Deed - fee simple	\$5.00	?	(1)
Fannie G. Hopkins, Trustee/Baltimore City	Andrew J. & Mollie Roberts/Howard	3.21.1910	WWLC 88-609	Deed - fee simple	\$5.00	?	(2) Lots 555, 556, 557
George W. Hood	Andrew J. & Mollie Roberts	May 3, 1915	WWLC 99-162				(3)

Hopkins-Roberts-Hood House (HO-810) 6650 Highland Avenue CHAIN OF TITLE

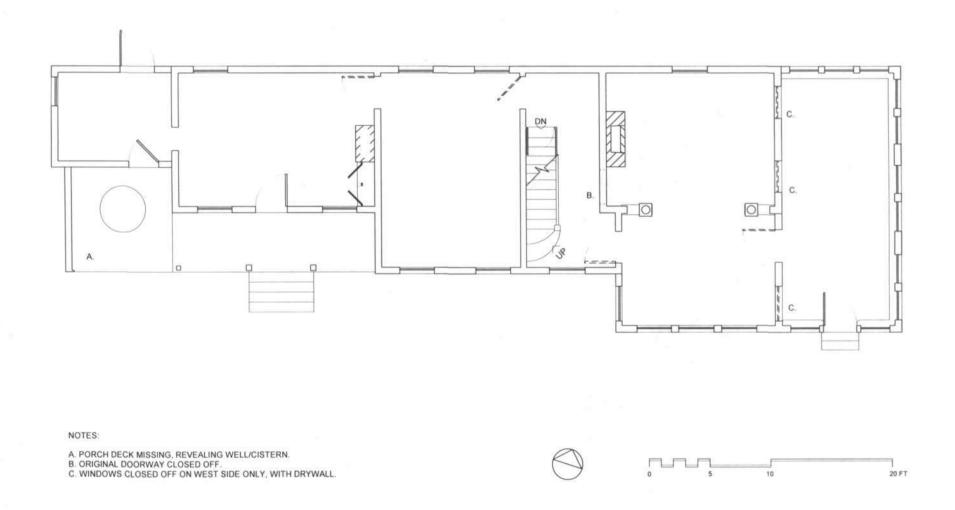
GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER- ATION	ACREAGE	NOTES
C. Dorsey Hobbs	Andrew J. & Mollie Roberts	May 21, 1927	HGB 130-379				(4)
Michael O'Brien & wf. Elizabeth/ Baltimore County	Fannie G. Hopkins, trustee	4.25.1904	JHO 78-389	Deed – ?	\$5.00	Each lot 25 x 120 ft.	Lots 555, 556, 557; intersection Highland Rd. & Beechfield Ave. in trust & benefit & use of Alma M. Hopkins; Mary R. Hopkins & Margaret E. Hopkins after death of Fannie. Mort. of \$350 JHO 78-390
John C. Tolson, trustee / Baltimore City	Michael O'Brien / Baltimore County	4.25.1904	JHO 78-386	Deed - ?	\$800		Howard Co. Equity Ct. decree 4.5.1900 Fannie G. Hopkins v. John T. Hopkins sold 5.24.1902 Lots 555, 556, 557
Henry H. Savage & wf. Abbie F./Wakefield & hus. William E. Harmon & wf. Katherine F./Boston	John T Hopkins/Baltimore City	2.1.1894	JHO 61-138	Deed – fee simple	\$225	?	Lots 555, 556, 667 in Har- Wood See restrictions
William E. Harmon & wf. Katherine/Boston	Henry H. Savage, Wakefield, Mass.	1.12.1894	JHO 61-23	Deed – fee simple	\$5.00	125A - 2A w/dwelling house in deed below	½ interest
Henry H. Savage/Wakefield William E. Harmon/Boston Trustees of Boston Land Improvement Co. of Maine – Corp./Boston	Charles E. Wood, William E. Harmon Clifford B. Harmon partners of Wood, Harman & Co. of Baltimore	1.1.1894	JHO 61-17	Deed – fee simple	\$5.00		
William E. Harmon & wf	Henry H. Savage William E. Harmon interest for Boston Land Improvement Co.	6.2.1893	JHO 60-215				

KMS 28 Apr. 106

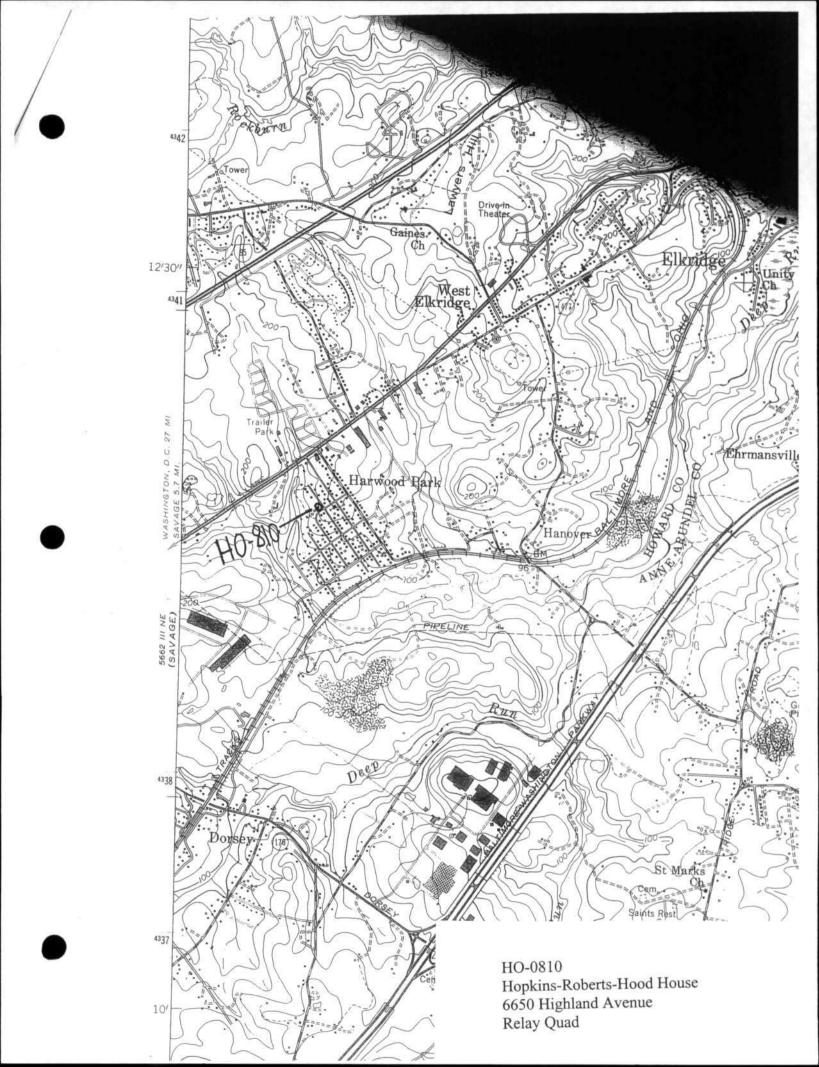
Transom Bar

Passage Baseboard

Passage Architrave

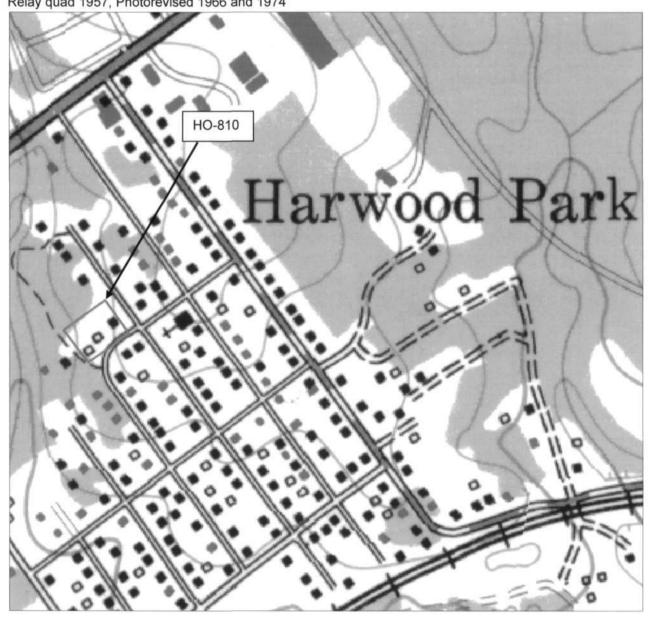


HO-810 HOPKINS-ROBERTS-HOOD HOUSE 6650 HIGHLAND AVENUE



DEMOLISHED 2006





Photograph Labels

HO-0810_20060428_01 Hopkins-Roberts-Hood House 6650 Highland Avenue House-east & north elevations Ken Short April 2006 1/9

HO-0810_20060428_02 Hopkins-Roberts-Hood House 6650 Highland Avenue House-south elevation Ken Short April 2006 2/9

HO-0810_20060428_03 Hopkins-Roberts-Hood House 6650 Highland Avenue House-south elevation, west end Ken Short April 2006 3/9

HO-0810_20060428_04 Hopkins-Roberts-Hood House 6650 Highland Avenue House- northeast-center room, vw fr southeastcenter room Ken Short April 2006 4/9 HO-0810_20060428_05 Hopkins-Roberts-Hood House 6650 Highland Avenue House- northeast-center room, mantel Ken Short April 2006 5/9

HO-0810_20060428_06 Hopkins-Roberts-Hood House 6650 Highland Avenue House-stairway Ken Short April 2006 6/9

HO-0810_20060428_07 Hopkins-Roberts-Hood House 6650 Highland Avenue House- west room, east elevation Ken Short April 2006 7/9

HO-0810_20060428_08 Hopkins-Roberts-Hood House 6650 Highland Avenue House-second story newel Ken Short April 2006 8/9 HO-0810_20060428_09 Hopkins-Roberts-Hood House 6650 Highland Avenue Work shop-south & east elevations Ken Short April 2006 9/9



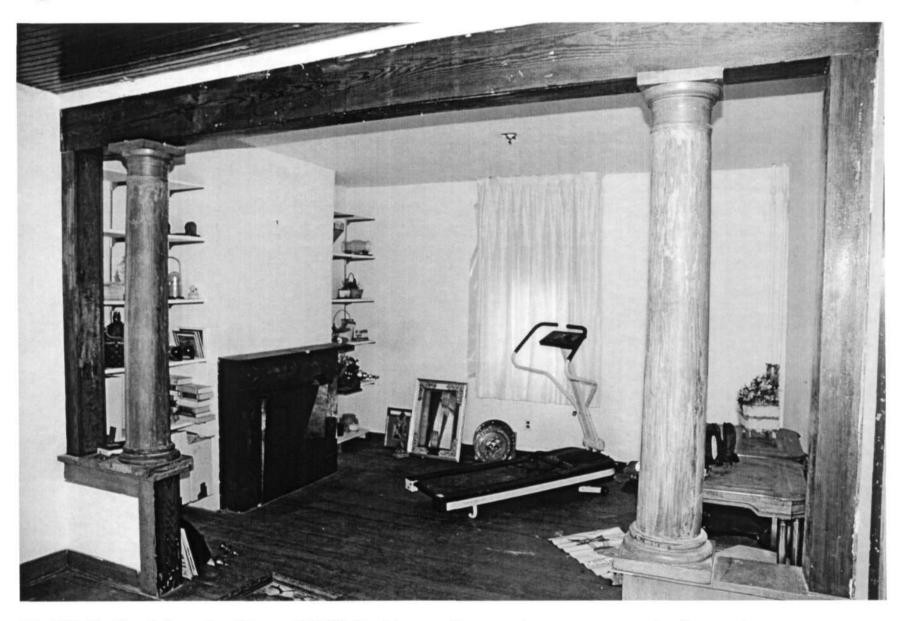
 $\rm HO\text{-}0810~Hopkins\text{-}Roberts\text{-}Hood~House}$ 6650 Highland Avenue, House-east & north elevations Ken Short, April 2006 1/9



HO-0810 Hopkins-Roberts-Hood House 6650 Highland Avenue, House-south elevation Ken Short, April 2006 2/9



HO-0810 Hopkins-Roberts-Hood House 6650 Highland Avenue, House-south elevation Ken Short, April 2006 3/9



HO-0810 Hopkins-Roberts-Hood House 6650 Highland Avenue, House-northeast-center room, view from southeast-center room Ken Short, April 2006 4/9



HO-0810 Hopkins-Roberts-Hood House 6650 Highland Avenue, House-northeast-center room, mantel Ken Short, April 2006 5/9



HO-0810 Hopkins-Roberts-Hood House 6650 Highland Avenue, House-stairway Ken Short, April 2006 6/9



 $\rm HO\text{-}0810\,$ Hopkins-Roberts-Hood House $\,6650$ Highland Avenue, House-west room, east elevation Ken Short, April 2006 $\,7/9$



HO-0810 Hopkins-Roberts-Hood House 6650 Highland Avenue, House-2nd story newel Ken Short, April 2006 8/9



 $\rm HO\textsc{-}0810$ Hopkins-Roberts-Hood House 6650 Highland Avenue, Workshop-south & east elevations Ken Short, April 2006 9/9

HO-810, House 6650 Highland Avenue, Elkridge Howard County Ca. 1890 Private

CAPSULE SUMMARY

This large, two-story, frame house has some unusual features and has perhaps had several major alterations. The current owner believes that the house was constructed in 1863 but there is no immediately obvious clue that this house predates the Harwood Park Subdivision platted in 1893. Its form can best be described as gable front and wing with an additional wing, so that the side gabled wings flank the center, front gabled section. The house rests on a brick foundation and faces south on the northwest corner of Highland and Beechfield. One of the major anomalies of this house is the roofline. The east wing of the house actually has a hipped roof with a blank gabled dormer facing east. The center, front-gabled, section of the house has a gabled roof which runs perpendicular to the rooflines of the east and west wings, and it is notable that the ridge of the roof of the gable front section is actually several feet higher than the ridgelines of the wings.

The house at 6650 Highland Avenue is significant under criteria A and C in the areas of architecture and community planning. Architecturally, the house is an interesting example of a late 19th century suburban two-story frame house with some Victorian influences. The house is also significant because of its location in the Harwood Park subdivision, one of the earlier subdivisions in Howard County, and a representative example of the type of affordable subdivisions laid out along railroad lines in close proximity to big cities all over the United States.

Inventory No.

HO-810

other 2. Location street and number city, town	House						
2. Location street and number	6650 Highle						
street and number	6650 Highla						
8 700	6650 Highle						
city, town	0050 mgma	and Avenue			r	not for publ	ication
	Elkridge					vicinity	
county	Howard						
3. Owner of Pr	operty	(give names and mailing	ng addresses o	of all owners))		
name	Mary Hood	and Paul D. Hood and wif	fe				
street and number	6650 Highla	and Avenue			telephone	ř.	
city, town	Elkridge		state	MD	zip code	21075	
Contributing Res	source in Nationsource in Localible for the Natigible for the National School (National Institute Ins	Additional Date on al Register District al Historic District tional Register/Maryland Reditional Register/Maryland Research Report	Register				
Category Ow district X building(s) structure site	nership public	Current Function agriculture commerce/trade defense X domestic education	landscape recreation/o religion social transportation	culture	Resource Cou Contributing	Noncontri	ibuting buildings sites structures objects Total

7. Description

Inventory No. HO-810

Condition

	excellent	deteriorated
	good	ruins
X	fair	altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

This large, two-story, frame house has some unusual features and has perhaps had several major alterations. The current owner believes that the house was constructed in 1863 but there is no immediately obvious clue that this house predates the Harwood Park Subdivision platted in 1893. Its form can best be described as gable front and wing with an additional wing, so that the side gabled wings flank the center, front gabled section. The house rests on a brick foundation and faces south on the northwest corner of Highland and Beechfield. The walls are clad in unpainted cedar shakes and the roof is asphalt shingle. There are decorative shingles in the front facing gable. One of the major anomalies of this house is the roofline. The east wing of the house actually has a hipped roof with a blank gabled dormer facing east. The center, front-gabled, section of the house has a gabled roof which runs perpendicular to the rooflines of the east and west wings, and it is notable that the ridge of the roof of the gable front section is actually several feet higher than the ridgelines of the wings.

The front (south) façade of the house shows all three sections and has numerous windows. A single story hipped roof porch wraps around the south and east facades of the east wing of the house. This porch has a standing seam metal roof but is now enclosed and obscures the first story façade. The front door is currently on the south façade of this enclosed porch and it is assumed that the original front entrance to the house is on the south façade of the east wing that is now obscured by the porch. The second story of the east wing's south façade features two 1/1 double hung wood windows. The center, front-gabled, section of the house is three bays wide on this façade with three windows vertically aligned on both the first and second stories. Bulkhead access to the basement is also located on this façade. Paired two-light awning windows are located in the gable. A large corbelled brick chimney pierces the roof at approximately the point where the ridgelines of the center section and east wing meet. The south façade of the west wing of the house is two bays wide with two 6/1 wood windows on the second story and two 6/1 windows and a centered door on the first story. A single story shed roofed porch shelters the first story of the wing. The porch has turned supports, but they do not all match and one or two even appear to be upside down. A small shed roofed addition across the west façade of the west wing is partly enclosed and connects to the porch where it appears to be used as a shed for storage.

The west façade of the house is blank with no windows on the second story and the one story addition obscuring the first story.

The narrow east façade is only two bays wide on the east wing of the house. The two windows on the second story are 1/1 double hung wood units. What appears to have originally been a gabled dormer in the roof is now blank with no window. The enclosed porch obscures the first story of this façade. The narrow visible portion of the east façade of the center section of the house is blank.

The north façade is flush all the way along the full depth of the house, unlike the south façade. The brick foundation is clearly visible on this façade and there are no obvious seams indicating that any portion of the house is an addition. There are relatively few windows on this façade compared to the south façade. Only two 1/1 double hung wood windows are found on the entire second story, while four windows are found on the first story. The roofline appears to be one continuous ridge running east-west from the end of the east wing to the end of the west wing. This side of the house lacks any decoration.

Two frame outbuildings are currently located on the lot. One is a relatively modern shed with no historic value but the other, located directly beside the west wing of the house, may be an old chicken coop dating to the late 19th or early 20th century.

Period	Areas of Significance	Check and justify	below	
1600-1699 1700-1799 X 1800-1899 1900-1999 2000-	agriculture archeology X architecture art commerce communications X community planning conservation	economics education engineering entertainment/ recreation ethnic heritage exploration/ settlement	 health/medicine industry invention landscape architecture law literature maritime industry military 	performing arts philospohy politics/governmen religion science social history transportation other:
Specific date	es ca. 1890		Architect/Builder un	known
Construction	n dates ca. 1890			
Evaluation fo	r:			
N	ational Register	Maryla	and Register	X not evaluated

8. Significance

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

The house at 6650 Highland Avenue is significant under criteria A and C in the areas of architecture and community planning. Architecturally, the house is an interesting example of a late 19th century suburban two-story frame house with some Victorian influences. The house is also significant because of its location in the Harwood Park subdivision, one of the earlier subdivisions in Howard County, and a representative example of the type of affordable subdivisions laid out along railroad lines in close proximity to big cities all over the United States.

The Harwood Park subdivision is located in Elkridge bounded by Route 1 on the north, the railroad on the south, and recent industrial parks on the east and west. The historic settlement of Elkridge Landing is located approximately 2 miles to the east along Route 1. Harwood Park was one of several early subdivisions in Howard County platted in the 1890's as part of the expanding wave of suburbanization across the country.

The suburban movement in community planning in the United States traces its roots back to the mid-19th century and the Romantic landscape movement. The suburban ideal consisted of substantial single family houses located on large lots on curvilinear streets in park-like settings. The two developments widely recognized as the prototypes are Llewellyn Park (1857) in New Jersey and Riverside (1869) west of Chicago in Illinois. This ideal appealed greatly to the middle class and inspired an aspiration for semi-rural living away from the noise, crime, and filth of the fast-growing cities, but still close enough to them for commuting purposes. Ease of commuting was the key to early suburban success. As transportation became more advanced and travel became easier and faster, the suburbs moved further and further away from the cities. The earliest suburbs were served by horse-drawn cars and the railroad, then came the electric streetcar, and finally, by the 1920's, the automobile. (1)

The suburban ideal in its highest form was beyond the financial means of most of the middle class and certainly all of the working class, but savvy developers found ways to create more affordable subdivisions while still appealing to the ideal of better living. These affordable developments usually relied on a rectilinear plan in lieu of the curving streets and park-like setting touted by the idealists, and the houses were smaller, though still detached single family dwellings, and located closer together on narrow lots. (2) Advances in building technology also made single-family houses increasingly affordable. Architecturally, the balloon framing method made domestic construction faster and cheaper, and mass produced decorative details popularized by pattern books and turned out in quantity by saw mills across the nation, lent many of the late 19th century developments a similar flavor. The increasing use of the railroad to transport both raw and dimensioned lumber, as well as the finished stock of doors, window sash, porch supports, and decorative brackets contributed to the suburban boom.

Suburban development continued at a steady pace across the nation during the late 19th and early 20th centuries. The proximity of various locales to booming cities and transportation routes determined the rate of suburban growth in those areas. The rise of the automobile during the 1920's made the construction of new suburbs away from the railroads a viable possibility and the population

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Name	House	
Continu	ation Sheet	
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continued to settle further and further away from the city centers. The big boom in suburban development across the country came post-World War II when the massive numbers of returning soldiers created a seemingly insatiable demand for the independence and middle class status associated with home ownership. Architecturally, the trend in the affordable subdivisions was towards increasingly modest houses built on a small scale with minimal decoration. Particularly during the Depression of the 1930's, the minimal trend helped to keep home ownership affordable for a larger portion of the population. Likewise, post-war subdivisions also exhibit mostly minimal cottages and ranchers affordable for returning soldiers and their young families. (3)

The subdivision of Harwood Park, originally called simply Har-wood, was platted in 1893 on 125 acres of land owned by the Kyne family. Har-wood was one of many suburbs laid out along important transportation routes in the late 19th century; in Howard County, the small subdivision of Anderson, down near Hanover on the Howard County side of the tracks, was laid out beside the railroad around 1871 and the subdivision of North Laurel, located, as the name suggests, just north of Laurel, was platted in 1891. (4) In Har-wood, more than 1000 individual lots were laid out by the Boston Land Improvement Company in the subdivision named for two of the company's owners, William Harmon and Charles Wood. The appeal of the subdivision was certainly its location on the railroad line running into Baltimore. There was a stop on the railroad in the Har-wood development; it is unknown if a proper station was ever built, but the stop was apparently located at the end of Beechfield Avenue. Residents of the neighborhood could commute to both Baltimore and Washington D.C. with ease on the train. (5) In addition, the Washington Turnpike, the major thoroughfare that would become Route 1 in the 1930's, was located on the northern edge of the development, providing residents with easy access to not one but two major transportation routes of the day.

Like many early subdivisions, deed covenants were used to restrict the types of development that could occur in Har-wood, and an 1894 deed states "owners shall not permit to be erected on any part of the assigned ground, or any part thereof, any tavern, saloon, tannery, slaughter house, skin dressing, glue, soap, candle or starch manufacturing establishment, or any other building for offensive purpose or occupation." (6) In addition, houses built in Har-wood had to cost at least \$800. Har-wood was clearly conceived as one of the affordable suburbs mentioned above intended to make the suburban ideal available to a wider portion of the middle class. The rectilinear plan of the streets and numerous small, narrow lots are good indicators of the clientele the developers were hoping to attract. It is unknown how many lots were actually sold and developed during the first decade of the subdivision's existence. There are certainly some dwellings still standing that date to the 1890's, but today a vast majority date to the 1940's and 1950's. According to an elderly resident, there were only around 15 homes built in Har-wood by 1912, and by 1925 only 5 houses were located along all of Athol Avenue. (7) For the first 50 years of its life then, the neighborhood of Har-wood must have retained a very rural feel. The railroad faded from prominence as a mode of transportation during the early 20th century with the development of the automobile and automobile suburbs away from the railroads became increasingly popular. It is notable that the houses constructed in Har-wood became increasingly modest during the early 20th century. There are less than 10 two-story Folk Victorian dwellings in all of Har-wood; those houses constructed in the 20's and 30's were more often minimal one story bungalows or cottages. The upper middle class, those more likely to build large houses in the Victorian or Colonial Revival styles, was obviously looking elsewhere. But Har-wood certainly came into its own during the post-war years of suburban development and the modest cottages and ranchers of this period dominate the landscape. The name of the neighborhood was changed to Harwood Park by 1940.

The house at 6650 Highland Avenue is an interesting example of one of the early two-story, Folk Victorian dwellings erected in Harwood Park. Probably one of the earliest houses built in the neighborhood, this dwelling is notable for its gable-front and double wing form and its unusual roofline. It is relatively large but still has a very linear, as opposed to boxy, form, well suited to a long narrow lot in a subdivision.

 David L. Ames and Linda Flint McClelland, NATIONAL REGISTER BULLETIN: HISTORIC RESIDENTIAL SUBURBS (National Park Service, 2002).

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Name	House		
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- 2. Ibid.
- 3. Ibid.
- 4. For information on Anderson see Maryland Inventory of Historic Properties forms HO-786, HO-787, HO-792, HO-793, and HO-794. For information on North Laurel see form HO-799.
- 5. All information on the history of Harwood Park is from the Harwood Park Neighborhood Improvement Association website (http://www.geocities.com/harwoodparkelkridge), History section, prepared by Betsy McMillion. A hard copy of this section is filed in the Howard County Department of Planning and Zoning with the inventory forms, behind HO-808.
- 6. Ibid.
- 7. Ibid.

9. Major Bibliographical References

Inventory No. HO-810

See continuation sheet.

10. Geographical Data

Acreage of surveyed property 0.5

Acreage of historical setting

uknown

Quadrangle name

Relay

Quadrangle scale

1:24000

Verbal boundary description and justification

8 lots - Lots 550-557. It is unknown how many lots were originally conveyed as part of this property.

11. Form Prepared By

name/title	Kristin Hill, Historic Sites Surveyor		
organization	Howard County Department of Planning and Zoning	date	12/9/03
street and number	3430 Court House Drive	telephone	410-313-4335
city or town	Ellicott City	state MD	zip code 21043

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust

DHCD/DHCP

100 Community Place Crownsville MD 21032

410-514-7600

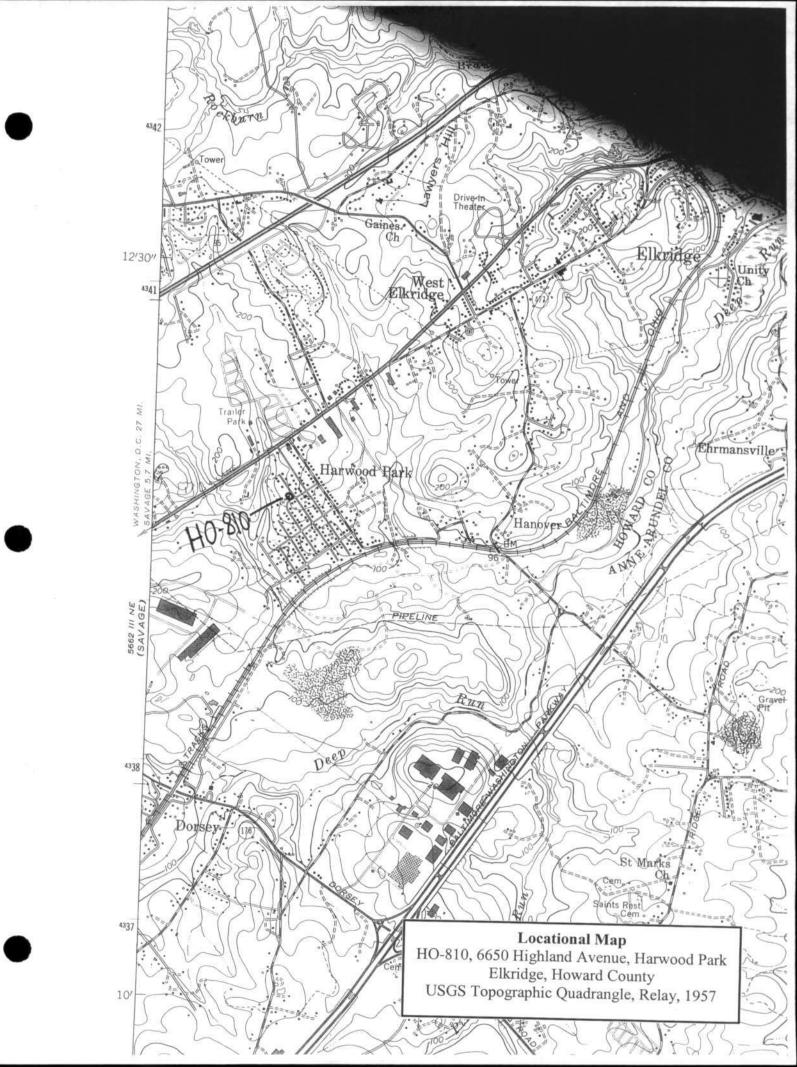
Maryland Historical Trust Maryland Inventory of Historic Properties Form

Name	House					
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Maryland Inventory of Historic Properties forms HO-786, HO-787, HO-792, HO-793, HO-794 and HO-799.





Ho. 810, House 6650 Highland Avenue Harwood Park Elkridge, Howard County, Manyland Kristin Hill, 12/03 Negative at MOSHOO SE elevation



HO.810, House
Le650 Highland Avenue, Harveod Park
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HO-810, House
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Negative at MDSHOO
SE elevation
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Ho.810, House
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Kristin Hill, 12/03
Negative at MDSHPO
South (Front) elevation
4/7



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le 450 Highland Avenue, Horwood Park
Elkridge, Howard County. May land HIHHHH I 18+12 01
Kristin Hill, 12/03
Negative at MOSHPO
SW elevation
5/7



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Negative at MOSHBO
East elevation
617



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Elkridge, Howard Lounty, Maryland
Kristin Hill, 12/03
Negative at MOSHPO
NE elevation
7/7